



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
FREDERICK COUNTY, MARYLAND

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www.frederickcountymd.gov/housing

MD STATE LEAD PAINT REQUIREMENTS / INFORMATION
FOR OLDER RENTAL PROPERTIES
(REGULATED BY THE MD DEPARTMENT OF THE ENVIRONMENT)

WHAT PROPERTIES ARE AFFECTED?

All Rental Properties Built Before 1950:

Initial Registration/Certification & Annual Registration Renewal are **mandatory for rental units built before 1950**. You must have a Certificate of Inspection and a current Registration in compliance with state law before you rent the property.

Some Rental Properties Built From 1950 - 1978 ("Opt-Ins"):

Owners of properties built from 1950-1978 who want limited liability protection for exposure to toxic lead paint in the property through the MDE (MD Dept. of the Environment) **may decide to "Opt-In"** to the Lead Paint Protection program. These properties must meet the same standard of care and comply with the same inspection and registration requirements as units built before 1950 in order to qualify for the protection.

For complete information on the laws and a registration package:

Please visit www.mde.state.md.us or

Call the MD Dept. of the Environment at 410-537-4199 or 1-800-776-2706

Abatement regulation information can be found at www.dsd.state.md.us/comar (COMAR 26.16)

HOW DOES THIS RELATE TO THE LIVABILITY CODE OF FREDERICK COUNTY?

IF YOU RENT A UNIT THAT WAS BUILT PRIOR TO 1950, YOU MUST PROVIDE PROOF OF REGISTRATION & LEAD CERTIFICATION AS REQUIRED BY MDE TO FREDERICK COUNTY. The MDE laws apply to all rental properties in Maryland, with a few exceptions for government-owned units. As part of the Livability Code, properties are required to comply with all applicable state and local codes.

WHAT MUST I DO TO BE IN COMPLIANCE WITH MY TENANT REQUIREMENTS? (Minimum)

In order to be fully compliant with the law, you are required to:

- 1) Register the property with the Maryland Department of the Environment (MDE) and pay a \$15.00 annual registration fee.
- 2) Show the required Certificate of Inspection and a current Registration.
- 3) Perform lead hazard maintenance, called Full Risk Reduction Treatments, and provide a certificate. This means that when tenants move in, there should be:
 - a. No chipping, peeling or flaking paint;
 - b. Smooth and cleanable window wells, windowsills, and floors;
 - c. Doors that open and close smoothly; and
 - d. Floors and windows that have been HEPA vacuumed and wet washed, removing lead dust.
- 4) Give your tenants the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home", and a copy of the lead inspection certificate for the unit on or before the day of move in. The tenant should sign acknowledgment of receipt of these items.

(These brochures are available for downloading on the MDE website)